



General Assembly

February Session, 2006

***Amendment***

LCO No. 3716

**\*HB0504103716HDO\***

Offered by:  
REP. MEGNA, 97<sup>th</sup> Dist.

To: House Bill No. 5041

File No. 306

Cal. No. 210

***"AN ACT CONCERNING TECHNICAL REVISIONS TO MUNICIPAL  
PLANNING AND ZONING STATUTES."***

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. (NEW) (*Effective October 1, 2006*) As part of the zoning  
4 regulations adopted under section 8-2 of the general statutes or any  
5 special act, the zoning authority of each municipality may provide for  
6 floating and overlay zones and flexible zoning districts, including, but  
7 not limited to, planned development districts, planned development  
8 units, special design districts and planned area developments. The  
9 regulations shall establish standards for such zones and districts.  
10 Flexible zoning districts established under such regulations shall be  
11 designed for the betterment of the municipality and the floating and  
12 overlay zones and neighborhood in which they are located and shall  
13 not establish in a residential zone a zone that is less restrictive with  
14 respect to uses than the underlying zone of the flexible zoning district.  
15 Such regulations shall not authorize the expansion of a pre-existing,

16 nonconforming use. Notwithstanding the provisions of this section, no  
17 planned development district shall be approved which would permit a  
18 use or authorize the expansion of a pre-existing nonconforming use  
19 where the underlying zone is a residential zone."